

District I Advisory Board Minutes

February 6, 2017

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The District I Advisory Board meeting was held at 6:30 p.m. at the Atwater Neighborhood Resource Center located at 2755 E. 19th St. N., Wichita, KS, 67214. Ten board members, eight staff and six members of the public were present.

Members Present

Lavonta Williams
Beverly Domitrovic
Dan Heflin
Brandon James
Brandon Johnson
Aaron Mayes
James Roseboro
James Thompson
Janet Wilson
Bill Wynne

Staff Present

Lt. G.K. Johnson, WFD
Officer J. Hook, WPD
Officer D. Watson, WPD
Kathy Morgan, MAPD
Anne Ethen, Library
Corey Lyons, Park & Recreation
James Wagner, PW&U
Kameelah Alexander, OCS

Members Absent

Prisca Barnes
Jianna Cousin-Youth Member

Guests

Listed on last page

Order of Business

Call to Order

Meeting was called to order

Approval of Agenda

Motion to approve the agenda

Motion by Roseboro/Wilson, carried 7:0.

Approval of Minutes

Motion to approve the minutes

Motion by Roseboro/James, carried 7:0.

Public Agenda

1. Scheduled Items

No Items

2. Off Agenda Items

No Items

Staff Reports

3. Fire Report

Lt. G.K. Johnson, Station 10, shared that in January there were 7 fires/incidents (2-accidents, 2-under investigation, 1-undetermined, 1-arson/non-dwelling, 1-arson/dwelling). Drills will begin as the weather improves.

Q: What is up with hydrants leaking? A: Public Works and Utility-water department repairs hydrants and the fire department test hydrants.

Recommended Action: Receive and file

4. Police Report

Officer J. Hook, Patrol East, shared stats of 32-thefts/larceny to autos, 16-auto thefts, 67-burglaries near Sunnyside area and 13th and Oliver, 7-armed robberies nears Douglas and Hillside, 7-assaults with acquaintances/not random, and 1-nuisance abatement letter sent. Citizen education is taking place to assist with these crimes.

Q: Is there a vehicle model that is being targeted? A: No specific target.

Officer D. Watson, Patrol North, shared stats of 6-robberies, 27 aggravated assaults/batteries, 3- nuisance abatement letters sent.

Q: What about gun fire in A. Price Woodard NA? A: The daytime SCAT team is following-up.

Q: Are recovered weapons stolen? A: Some are and majority are not.

Recommended Action: Receive and file

5. Library Report

Anne Ethen provided information on Academy Award-nominated short films, 14th Annual Adult Winter Reading – Read More Live More that continues through March 12, 1000 Books before Kindergarten began January 3rd, and Civil Rights in Wichita, Wednesday February 8th - 1:30-2:30 at Central is part of Candid Conversations, a discussion of race in Wichita.

Recommended Action: Receive and file

6. Park & Recreation Report

Corey Lyons provided information on upcoming events at Edgemoor, Lynwood, McAdams, Lynette Woodard and Fairmount.

Recommended Action: Receive and file

New Business

7. CON2016-00065 Two Family Residential (TF-3) to Conditional Use for Daycare, General

Kathy Morgan, Metropolitan Area Planning Department, presented this request. The applicant is requesting a “conditional use” to allow a daycare for 10 or fewer children with a maximum of three (3) staff persons not operated as a home occupation. The site is located east of Grove and north of East Orme on the west side of South Poplar (547 S. Poplar Street). The subject site is developed with a one-story frame residence built in 1930 and is currently vacant. The property had been previously used as rental housing.

The applicant’s site plan shows the existing house and garage. One parking space will be provided inside the garage and three spaces on the existing drive.

Property surrounding the site is TF-3 Two-Family Residential developed with single-family residences. This neighborhood was developed prior to 1930. Single-family residential zoning was not introduced as a zoning district type until 1937.

Day Care, General means a Day Care center that provides care, protection and supervision for more than ten individuals at any one time, including those under the supervision or custody of the day care

provider and those under the supervision or custody of employees, or a Day Care center for ten or fewer individuals at any one time that is not operated as a Home Occupation.

RECOMMENDATION: Based on the information available prior to the public hearing, MAPD staff recommends the application be **APPROVED**.

MAPD update: One phone call from the area was in support of the daycare, no loading zone is required.

Questions from DAB:

Q: Will remodeling to the home take place?

A: Everything will go through state licensing with Kansas Department of Health and Environment

Q: Was notification sent to neighbors?

A: Yes

Q: Hours of operation?

A: Unknown

Q: Should a protective overlay be put in place?

A: No protective overlay is needed for conditional usage?

Q: Is the conditional usage transferable?

A: Yes, but new licensing for a different daycare would be required.

Q: Can another business operate in this home?

A: No

Action Taken: Mayes/James made a motion to recommend that City Council approve the Conditional Use request. Motion carried 8:0.

8. ZON2016-00067 “TF-3” Two Family Residential to Rezone to “GO” General Office

Kathy Morgan, Metropolitan Area Planning Department, presented this request. The applicant is requesting a zone change from TF-3 Two-Family Residential (TF-3) to GO General Office (GO) for a 1.4 acre site on the north side of Stadium Drive, west of Erie Avenue. The purpose of the rezoning is to permit the expansion of Healthcore Clinic on the site. Healthcore Clinic operates an existing clinic on 21st Street North, adjoining this site. The overall clinic plan provides for the demolition of four single family homes on Stadium Drive to allow the clinic expansion. New facilities as shown on the site plan are patient and employee and client parking, a greenhouse, garden area, patio and learning kitchen. Please note that Healthcore has proceeded with demolition of the houses and site preparation for this expansion.

North of the subject site is the existing Healthcore Clinic on 21st Street North. A three story addition to the clinic is currently under construction at this location. Commercial and office uses with LC Limited Commercial or GO General Office uses are typical along this commercial corridor. South, east and west of the site are single family homes along Stadium Drive. These properties are zoned TF-3

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**.

MAPD update: The land was acquired along the south of the new building to use as parking.

Applicant update: There are plans for a greenhouse and outside walking path.

Questions from DAB:

Q: Can the area be cleaned-up?

A: Yes

Q: Are you intending to purchase more property on this block?

A: No, due to the cost of each property.

Public comment: Great work in the community.

Action Taken: Wilson/Thompson made a motion to recommend that City Council approve the Zoning request. Motion carried 8:0.

Board Agenda

Updates, Issues and Reports

- Roseboro: 21st and Oliver construction is coming with 1-lane traffic
- Johnson: CORE is working with WPD for a youth workshop on Jan. 28th at Madison Avenue Clubhouse from 11a.m-2p.m. “Who’s Policing You?”
- James: Schweiter’s annual elections took place
- Williams: February District I breakfast discussion update provided and the Aquatics plan is coming back-up to the City Council
- Alexander: Neighborhood clean-up applications are still being accepted, Union Rescue Mission has a chef course, and the Police vs Fire hockey game is February 18th, 2017.

Recommended Action: Receive and file

Adjournment

Motion to adjourn

Motion made by Roseboro/James, carried 8:0.

The next District I Advisory Board meeting will be held at 6:30 p.m., March 6, 2017, at Atwater Neighborhood Resource Center, 2755 E. 19th St. N.

Guests

1. Gerald Domitrovic
2. Russ Ewy
3. Rip Gooch
4. Donald Hogg
5. Teresa Lovelady
6. Janice Rich